BELMONT BOARD OF TRUSTEES...GENERAL SESSION AGENDA Aug. 30, 2014

All Board Members Present..Prop. Mgr. Jay Donovan

Meeting opened at 10:00 AM

Welcome remarks presented by Chairman Jim Hilliard

Minutes: Minutes were approved unanimously from the July 2014 Meeting

Financial Matters presented by Treasurer, Connie Donovan

All in order and within Budget. Financially able to move on with anticipated projects.

Restaurant Update by Jim Hilliard....Recommendations for changes and adjustments in the Restaurant will be addressed over the Winter Season

Facility and Site: Property Manager, Jay Donovan

1. The Second major Landscape Pruning has been completed for the 2014 Season

2. Phase Two of the Landscaping Project will start as soon as the weather is conducive to transplant and add new vegetation to the Grounds

3. Real Estate Update: As of this date there are 14 Units on the Market for sale....this is about 10% of the total units at the Belmont

OTHER MATTERS: Jay Donovan

1. Aesthetics Committee....The Board is reviewing the comments from the Aesthetics Committee along with recommendations suggested by Martha Lane and filled out questionnaire.

2. The Board will not make any recommendations in the future for General Contractors and Handy Man type of persons. Unit owners will have to get recommendations from their neighbors and other residents of the Belmont etc.

3. The Pool will be open thru Columbus Day on a limited schedule based on the weather.

4. All Cabanas by the Pool will be boarded up for the season the day after Columbus Day. All Unit Owners have to make plans as there will be no access to the Pool Area from that point until late Spring. All Unit owners should plan accordingly.

5. Received Thank You letter from Summer Employee, Mitch Kimber for the Gift and Recognition given to him by the Belmont for his actions in rescuing a Women from the Ocean this Summer.

6. Owner Correspondence

ARC Forms from Unit Owners, 625,320,623,523, 240 and 615...for various repairs and replacements and remodeling. (all plans in Managers Office)

Discussion on Landscaping, Architects, Clean ups and Contractors by Various Unit owners. Amrhein, Waingorten, Avery, Lane and Milka.

Voted to approve all actions by the Board between meeting....Voted unanimously

Voted to adjourn at 10:39 AM

Respectfully submitted,

Norm Katz, Secretary